



CITY OF NEW ORLEANS BOARD OF ZONING ADJUSTMENTS

**Regular Meeting Agenda
Monday, March 10, 2014
10:00 a.m. City Council Chambers,
1300 Perdido Street, New Orleans, Louisiana**

The decision made by the Board will be provided in the form of a resolution. The staff has ten (10) business days after this meeting to produce the resolution. The resolution will be mailed to the address provided on the application, or the applicant may pick-up a copy of the resolution in the City Planning Commission Office.

If the mailing address provided on the application is incorrect, please notify the staff of the correct mailing address.

A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 241-13

MDO

| | | |
|----------------------------|-------------------------------------------------------|-----------------------------|
| Applicant or Agent: | First Bank And Trust | |
| Property Location: | 2619 St. Thomas Street | Zip: |
| Bounding Streets: | St. Thomas St., Fourth St., Chippewa St., & Third St. | |
| Zoning District: | RD-3 Two-Family Residential District | |
| Historic District: | Irish Channel | Planning District: 2 |
| Existing Use: | Vacant Lot | Square Number: 60 |
| Proposed Use: | Single-Family Residence | Lot Number: 7 |

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Proposed: 2,567 sq. ft.

Waiver: 1,033 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Proposed: 28' 2"

Waiver: 1' 10"

ITEM 2 – Docket Number: 242-13

MDO

| | | |
|----------------------------|-------------------------------------------------------|---------------------------------------------|
| Applicant or Agent: | Firstbank Assets, LLC | |
| Property Location: | 2623 St Thomas Street | Zip: 70130 |
| Bounding Streets: | St. Thomas St., Fourth St., Chippewa St., & Third St. | |
| Zoning District: | RD-3 Two-Family Residential District | |
| Historic District: | Irish Channel | Planning District: Planning District |
| Existing Use: | Vacant Lot | Square Number: 60 |
| Proposed Use: | Single-Family Residence | Lot Number: 8 |

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Proposed: 2,553 sq. ft. Waiver: 1,047 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Proposed: 28' 2" Waiver: 1' 10"

ITEM 3 – Docket Number: 243-13

MDO

| | | |
|----------------------------|-------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Firstbank Assets, LLC | |
| Property Location: | 2627 St. Thomas Street | Zip: 70130 |
| Bounding Streets: | St. Thomas St., Fourth St., Chippewa St., & Third St. | |
| Zoning District: | RD-3 Two-Family Residential District | |
| Historic District: | Irish Channel | Planning District: 2 |
| Existing Use: | Vacant Lot | Square Number: 60 |
| Proposed Use: | Single-Family Residence | Lot Number: 9 |

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Provided: 2,541 sq. ft. Waiver: 1,059 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Provided: 28' 2" Waiver: 1' 10"

ITEM 4 – Docket Number: 027-14

DIS

| | | |
|----------------------------|----------------------------------------------------|-----------------------------|
| Applicant or Agent: | Arthur Booker, Jr. | |
| Property Location: | 1735 1St Street | Zip: 70113 |
| Bounding Streets: | 1st St., Philip St., Carondelet St., & Baronne St. | |
| Zoning District: | RM-4 Multiple-Family Residential District | |
| Historic District: | N/A | Planning District: 2 |
| Existing Use: | Single-Family Residence | Square Number: 244 |
| Proposed Use: | Single-Family Residence | Lot Number: B |

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.I), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an additional two (2) residential units to an existing single-family residence with insufficient minimum lot area per dwelling unit (three-family), insufficient minimum lot width (three-family), insufficient minimum open space ration, insufficient minimum depth of rear yard, excessive maximum lot coverage, and insufficient off-street parking **(AFTER THE FACT)**.

Requested Waivers:

| | | |
|---------------------------------------------------------------------------------------|--------------------------------------|---------------------|
| Section 4.12.7 (Table 4.I) - Minimum Lot Area per Dwelling Unit (three-family) | | |
| Required: 3,600 sq. ft. | Provided: 3,242 sq. ft. | Waiver: 358 sq. ft. |
| Section 4.12.7 (Table 4.I) - Minimum Lot Width (three-family) | | |
| Required: 40' | Provided: 27' 5" | Waiver: 12' 7" |
| Section 4.12.7 (Table 4.I) – Minimum Open Space Ratio | | |
| Required: .20 | Proposed: .066 (.176 current) | Waiver: .11 |
| Section 4.12.7 (Table 4.I) - Minimum Depth of Rear Yard | | |
| Required: 15' | Proposed: 3' | Waiver: 12' |
| Section 4.12.7 (Table 4.I) – Maximum Lot Coverage | | |
| Permitted: 60 % | Proposed: 88.2% (73.8% current) | Waiver: 14.4% |
| Section 15.2.1 (Table 15.A) – Off-Street Parking (three-family) | | |
| Required: 3 Spaces | Provided: 0 Spaces (1 grandfathered) | Waiver: 2 Spaces |

ITEM 5 – Docket Number: 033-14

CCM

| | | |
|----------------------------|-----------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Travis D. Bozeman III | |
| Property Location: | 3921-3923 Palmyra Street | Zip: 70119 |
| Bounding Streets: | Palmyra St., S. Pierce St, S. Scott St., & Cleveland Ave. | |
| Zoning District: | RD-3 Two-Family Residential District | |
| Historic District: | N/A | Planning District: 4 |
| Existing Use: | Two-Family Residence | Square Number: 754 |
| Proposed Use: | Two-Family Residence | Lot Number: 25 & 26 |

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

☐

Request: This request is to permit the construction of a fence with excessive height.

☐

Requested Waiver:

Section 15.6.1 - Fence Height

| | | |
|--------------|--------------|------------|
| Required: 7' | Provided: 8' | Waiver: 1' |
|--------------|--------------|------------|

ITEM 6 – Docket Number: 036-14

| | | |
|----------------------------|----------------------------------------------------------|-----------------------------|
| Applicant or Agent: | James G. Green III, Don A. Rouzan | |
| Property Location: | 1659 N Dupre Street | Zip: 70119 |
| Bounding Streets: | N. Dupre St., Onzaga St., Gentilly Blvd., & D’Abadie St. | |
| Zoning District: | RD-2 Two-Family Residential District | |
| Historic District: | N/A | Planning District: 6 |
| Existing Use: | Multi-Family Residence (3 Units) | Square Number: 1569 |
| Proposed Use: | Multi-Family Residence (3 Units) | Lot Number: 20 |

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

☐

Request: This request is to permit excessive paving of the required front yard area. **(AFTER THE FACT)**

☐

Requested Waiver:

Section 15.6.6 - Limitation on Pavement of Required Yard Areas

| | | |
|-----------------|----------------|-------------|
| Required: ≤ 40% | Provided: 100% | Waiver: 60% |
|-----------------|----------------|-------------|

ITEM 7 – Docket Number: 039-14

MDO

| | | |
|----------------------------|------------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Stella M. Wright | |
| Property Location: | 3501-3503 Nashville Avenue | Zip: 70125 |
| Bounding Streets: | Nashville Ave., York St., Octavia St., & S. Rocheblave St. | |
| Zoning District: | RD-2 Two-Family Residential District | |
| Historic District: | N/A | Planning District: 3 |
| Existing Use: | Two-Family Residence | Square Number: 780 |
| Proposed Use: | Two-Family Residence | Lot Number: 13 |

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

☒

Request: This request is to permit the location of an off-street parking space in the required front yard. **(AFTER THE FACT)**

☒

Requested Waiver:

Section 15.2.3 - Parking in Front Yards

| | | |
|--------------------|-------------------|-----------------|
| Required: 0 Spaces | Provided: 1 Space | Waiver: 1 Space |
|--------------------|-------------------|-----------------|

ITEM 8 – Docket Number: 040-14

WITHDRAWN

| | | |
|----------------------------|----------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Mark E. Blanchard | |
| Property Location: | 3400 Jefferson Avenue/5401 S. Miro Street | Zip: 70125 |
| Bounding Streets: | Jefferson Ave., S. Miro St., S. Tonti St., & Octavia St. | |
| Zoning District: | RD-2 Two-Family Residential District | |
| Historic District: | N/A | Planning District: 3 |
| Existing Use: | Two-Family Residence | Square Number: 762 |
| Proposed Use: | Two-Family Residence | Lot Number: C |

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a covered porch in the required corner lot side yard. **(AFTER THE FACT)**

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Corner Lot Side Yard Width

| | | |
|---------------|--------------|------------|
| Required: 10' | Provided: 4' | Waiver: 6' |
|---------------|--------------|------------|

ITEM 9 – Docket Number: 042-14

WITHDRAWN

| | | |
|----------------------------|-------------------------------------------------------------|---------------------------------|
| Applicant or Agent: | Nathan T. Washington Jr. & Frances C. Jones, Daniel Winkert | |
| Property Location: | 1910 Reynes Street | Zip: 70117 |
| Bounding Streets: | Reynes St., N. Galvez St., Tennessee St., & N. Prieur St. | |
| Zoning District: | RD-3 Two-Family Residential District | |
| Historic District: | N/A | Planning District: 8 |
| Existing Use: | Single-Family Residence | Square Number: 951 & 988 |
| Proposed Use: | Single-Family Residence | Lot Number: 20 |

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

?

Request: This request is to permit the construction of a replacement deck area in the required rear yard.

?

Requested Waiver:

Section 4.6.7 – Minimum Rear Yard Depth

| | | |
|---------------|------------------|---------------|
| Required: 20' | Provided: 12' 8" | Waiver: 7' 4" |
|---------------|------------------|---------------|

ITEM 10 – Docket Number: 044-14

| | | |
|----------------------------|-------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Jarrold J. Broussard, Gregory J. Hackenberg | |
| Property Location: | 2200 Napoleon Avenue | Zip: 70115 |
| Bounding Streets: | Napoleon Ave., Loyola Ave., S. Liberty St., & Jena St | |
| Zoning District: | RM-2 Multiple-Family Residential District | |
| Historic District: | N/A | Planning District: 3 |
| Existing Use: | Multi-Family Residence | Square Number: 544 |
| Proposed Use: | Multi-Family Residence | Lot Number: 1 & 2 |

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(3) of the Comprehensive Zoning Ordinance.

?

Request: This request is to permit the construction of an accessory structure that projects beyond the prolongation of the front yard line of the lot in the rear.

?

Requested Waiver:

Section 15.5.12(3) - Accessory Buildings Corner Lots

| | | |
|---------------|---------------|------------|
| Required: 15' | Provided: 10' | Waiver: 5' |
|---------------|---------------|------------|

ITEM 11 – Docket Number: 047-14

DT

Applicant or Agent: Sarah Whalen
Property Location: 1495 Athis Street **Zip:** 70122
Bounding Streets: Athis St., Pressburg St., Perlita St., & Cartier Ave.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** U
Proposed Use: Single-Family Residence **Lot Number:** 13

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.7(1b), Section 15.5.12(1), Section 15.5.12(2) and Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an accessory building that exceeds permitted height, located within 3’ of the common side property line, projects farther than 25’ from rear property line and does not provide 2’ open to sky. **(AFTER THE FACT)**

Requested Waivers:

Section 15.5.12(1) - Accessory Building and Structures Side Yards

Required: 3’ Provided: 2’ Waiver: 1’

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14’ Provided: 19’6” Waiver: 5’6”

Section 15.5.12(2) - Accessory Building and Structures Projection from Rear Property Line

Required: 25’ Provided: 29’7” Waiver: 4’7”

Section 15.5.7(1b) - Yards and Open Space Generally

Required: 2’ Provided: 0’ Waiver: 2’

ITEM 12 – Docket Number: 050-14

MDO

Applicant or Agent: Shawn Berger, Jeff Long
Property Location: 6320 Pontchartrain Boulevard **Zip:** 70124
Bounding Streets: Pontchartrain Blvd., W. Harrison Ave., 26th St., & Fleur De Lis Dr.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 15
Proposed Use: Single-Family Residence **Lot Number:** 6A

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: To permit excessive paving of a driveway in the required front yard **(AFTER THE FACT)**.

Requested Waiver:

Section 15.6.6. - Limitation on Pavement of Required Yard Areas

Required: 40% (560 sq. ft.) Provided: 71% (995 sq. ft.) Waiver: 31% (435 sq. ft.)

C. Director of Safety and Permits Decision Appeals – Unfinished Business

No Deferred Items on this Agenda.

The Director of Safety and Permits decision appeals that were deferred at the February 10, 2014 meeting will be heard at the April 14, 2014 meeting.

D. BZA Dockets – New Business

ITEM 13 – Docket Number: 054-14

DWT

Applicant or Agent: Darrell W. Joseph
Property Location: 2131 Spain Street **Zip:** 70117
Bounding Streets: Spain St., N. Galvez St., N. Miro St., & St. Roch Ave.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 1062
Proposed Use: Single-Family Residence **Lot Number:** 9

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit off-street parking in the required front yard area and excessive paving in the required front yard area **(AFTER THE FACT)**.

Requested Waivers:

Section 15.2.3 - Parking in Front Yards

Permitted: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 - Limitation on Pavement of Required Yard Areas

Permitted: 40% Provided: 100% Waiver: 60%

ITEM 14 – Docket Number: 055-14

DIS

Applicant or Agent: Summa Professional Office Park LLC
Property Location: 6251 West End Boulevard **Zip:** 70124
Bounding Streets: West End Blvd., Harrison Ave., Catina St., & French St.
Zoning District: LP Lake Area Neighborhood Park District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 277
Proposed Use: Retail **Lot Number:** 1-4

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) and Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a retail building with insufficient off-street parking and insufficient off-street loading.

Requested Waivers:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 18 Spaces Provided: 16 Spaces Waiver: 2 Spaces

Section 15.3.1 (Table 15.G) - Off-Street Loading

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

ITEM 15 – Docket Number: 056-14

DWT

| | | |
|----------------------------|-------------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Cory J. Melancon | |
| Property Location: | 123 30th Street | Zip: 70124 |
| Bounding Streets: | 30th St., Fleur de Lis Dr., 32nd St., & Pontchartrain Blvd. | |
| Zoning District: | LRS-1 Lakeview Single-Family Residential District | |
| Historic District: | N/A | Planning District: 5 |
| Existing Use: | Single-Family Residence | Square Number: 18 |
| Proposed Use: | Single-Family Residence | Lot Number: 8 & 9 |

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

☐

Request: This request is to permit the construction of a single family residence with stairs that extend more than six feet into the required front yard area **(AFTER THE FACT)**.

☐

Requested Waiver:

Section 15.5.8(4) – Front Yards (Stair Projection)

| | | |
|--------------|----------------|--------------|
| Required: 6' | Provided: 8.5' | Waiver: 2.5' |
|--------------|----------------|--------------|

ITEM 16 – Docket Number: 057-14

NJ

| | | |
|----------------------------|------------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Nathan J. Junius | |
| Property Location: | 5729 Cameron Boulevard | Zip: 70122 |
| Bounding Streets: | Cameron Blvd., Prentiss Ave., Burbank Dr., & Pasteur Blvd. | |
| Zoning District: | RD-2 Two-Family Residential District | |
| Historic District: | N/A | Planning District: 6 |
| Existing Use: | Vacant | Square Number: G |
| Proposed Use: | Two-Family Residence | Lot Number: 44-G |

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

☐

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot width.

☐

Requested Waiver:

Section 4.5.7 (Table 4.E) – Lot Width (Two-Family Residence)

| | | |
|---------------|---------------|------------|
| Required: 50' | Provided: 46' | Waiver: 4' |
|---------------|---------------|------------|

ITEM 17 – Docket Number: 058-14

WITHDRAWN

| | | |
|----------------------------|------------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Eugene Oppman | |
| Property Location: | 2132-2134 St. Ann Street | Zip: 70116 |
| Bounding Streets: | St. Ann St., N. Johnson St., Orleans Ave., & N. Galvez St. | |
| Zoning District: | RD-3 Two-Family Residential District | |
| Historic District: | Tremé Local Historic | Planning District: 4 |
| Existing Use: | Vacant Lot | Square Number: 268 |
| Proposed Use: | Two-Family Residence | Lot Number: 20 |

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.1 (Table 15A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the relocation of an existing two-family residence on a lot with insufficient minimum lot area, minimum depth of rear yard, and insufficient off-street parking.

?

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft. Provided: 2,510 sq. ft. Waiver: 1,090 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard

Required: 20’ Provided: 12.92’ Waiver: 7.08’

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Space Provided: 0 Spaces Waiver: 2 Spaces

ITEM 18 – Docket Number: 059-14

MDO

| | | |
|----------------------------|-----------------------------------------------------|-----------------------------|
| Applicant or Agent: | Sharon D. May | |
| Property Location: | 3228 Chestnut Street | Zip: 70115 |
| Bounding Streets: | Chestnut St., Pleasant St., Camp St., & Harmony St. | |
| Zoning District: | RD-2 Two-Family Residential District | |
| Historic District: | Garden District | Planning District: 2 |
| Existing Use: | Single-Family Residence | Square Number: 160 |
| Proposed Use: | Single-Family Residence | Lot Number: A |

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(4) and Article 15, Section 15.5.12(5) of the Comprehensive Zoning Ordinance.

☐

Request: This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area, insufficient side yard on a corner lot, and a projection beyond the prolongation of the front yard line of the lot in the rear.

☐

Requested Waivers:

Section 15.5.12(4) – Accessory Structures (Coverage)

| | | |
|----------------|---------------|-------------|
| Permitted: 40% | Proposed: 68% | Waiver: 28% |
|----------------|---------------|-------------|

Section 15.5.12(5) – Accessory Buildings and Structures (Corner Lots)

| | | |
|-----------------|-----------------|---------------|
| Required: 3' 2" | Proposed: 1' 8" | Waiver: 1' 6" |
|-----------------|-----------------|---------------|

Section 15.5.12(5) – Accessory Buildings and Structures (Corner Lots)

| | | |
|----------------------------------|--------------|-------------|
| Required: 15' from property line | Proposed: 0' | Waiver: 15' |
|----------------------------------|--------------|-------------|

ITEM 19 – Docket Number: 060-14

MDO

| | | |
|----------------------------|-----------------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Sean Fitzsimmons and Katie Stearns | |
| Property Location: | 225 40th Street | Zip: 70124 |
| Bounding Streets: | 40th St., Pontchartrain Blvd., Fleur de Lis Dr., & Spencer Ave. | |
| Zoning District: | LRS-1 Lakeview Single-Family Residential District | |
| Historic District: | N/A | Planning District: 5 |
| Existing Use: | Single-Family Residence | Square Number: 19 |
| Proposed Use: | Single-Family Residence | Lot Number: 29 & 30 |

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.8(4) of the Comprehensive Zoning Ordinance.

☐

Request: This request is to permit the construction of a single-family residence with the projection of the attached garage in line with the front façade of the residence.

☐

Requested Waiver:

Section 9A.1.8(4) – Special Parking and Driveway Requirements

| | | |
|--------------|--------------|------------|
| Required: 5' | Provided: 0' | Waiver: 5' |
|--------------|--------------|------------|

☐

ITEM 20 – Docket Number: 061-14

MDO

| | | |
|----------------------------|-----------------------------------------------|-----------------------------|
| Applicant or Agent: | Anne Bishton | |
| Property Location: | 8519 Oak Street | Zip: 70118 |
| Bounding Streets: | Oak St., Leonidas St., Joliet St., & Plum St. | |
| Zoning District: | C-1A General Commercial District | |
| Historic District: | N/A | Planning District: 3 |
| Existing Use: | Single-Family Residence | Square Number: 147 |
| Proposed Use: | Single-Family Residence | Lot Number: 24 |

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2) and Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

?

Request: This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area and excessive height.

?

Requested Waivers:

Section 15.5.12(2) – Accessory Structures (Coverage)

| | | |
|----------------|-----------------------------|---------------------------|
| Permitted: 40% | Provided: 68% (408 sq. ft.) | Waiver: 28% (168 sq. ft.) |
|----------------|-----------------------------|---------------------------|

Section 15.5.12(4) – Accessory Structures (Height)

| | | |
|---------------|---------------|------------|
| Required: 14' | Provided: 20' | Waiver: 6' |
|---------------|---------------|------------|

ITEM 21 – Docket Number: 062-14

NJ

| | | |
|----------------------------|-----------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Louis E. Liokis | |
| Property Location: | 439 40th Street | Zip: 70124 |
| Bounding Streets: | 40th St., Fleur de Lis Dr., Bellaire Ave., & Spencer Ave. | |
| Zoning District: | LRS-1 Lakeview Single-Family Residential District | |
| Historic District: | N/A | Planning District: 5 |
| Existing Use: | Single-Family Residence | Square Number: 30 |
| Proposed Use: | Single-Family Residence | Lot Number: A |

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.7.1(b) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the placement of a mechanical platform in the side yard area with less than two feet (2') open to the sky between the farthest projection and the lot line (**AFTER THE FACT**).

Requested Waiver:

Section 15.7.1(b) - Yards an Open Space (Open to the Sky)

| | | |
|--------------|--------------|------------|
| Required: 2' | Provided: 1' | Waiver: 1' |
|--------------|--------------|------------|

ITEM 22 – Docket Number: 063-14

JET

| | | |
|----------------------------|--------------------------------------------------------|---------------------------------|
| Applicant or Agent: | Richard S. Ziegler | |
| Property Location: | 2926 Chippewa Street | Zip: 70115 |
| Bounding Streets: | Chippewa St., Sixth St., St. Thomas St., & Seventh St. | |
| Zoning District: | RD-3 Two-Family Residential District | |
| Historic District: | Irish Channel | Planning District: 2 |
| Existing Use: | Vacant Lot | Square Number: 57 |
| Proposed Use: | Single-Family Residence | Lot Number: 6, 7 & pt. 8 |

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of rear yard.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard

| | | |
|---------------|------------------|----------------|
| Required: 20' | Provided: 16' 2" | Waiver: 3' 10" |
|---------------|------------------|----------------|

ITEM 23 – Docket Number: 064-14

CM

| | | |
|----------------------------|----------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Dorothy S. Bailey | |
| Property Location: | 2426 Jackson Avenue | Zip: 70113 |
| Bounding Streets: | Jackson Ave., Freret St., Philip St., & S. Robertson St. | |
| Zoning District: | RM-4 Multiple-Family Residential District | |
| Historic District: | N/A | Planning District: 2 |
| Existing Use: | Two-Family and Single-Family | Square Number: 353 |
| Proposed Use: | Two-Family and Single-Family | Lot Number: 6-7 |

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the reestablishment of two main uses on one lot of record.

Requested Waiver:

Section 1.4 - Main Uses

| | | |
|-----------------------|-----------------------|--------------------|
| Permitted: 1 Main Use | Provided: 2 Main Uses | Waiver: 1 Main Use |
|-----------------------|-----------------------|--------------------|

ITEM 24 – Docket Number: 065-14

CM

| | | |
|----------------------------|------------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Michael J. Serou | |
| Property Location: | 28 Newcomb Boulevard | Zip: 70118 |
| Bounding Streets: | Newcomb Blvd., Freret St., Audubon St., & St. Charles Ave. | |
| Zoning District: | RS-1 Single-Family Residential District | |
| Historic District: | N/A | Planning District: 3 |
| Existing Use: | Single-Family Residence | Square Number: 69 |
| Proposed Use: | Single-Family Residence | Lot Number: A |

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.1.7 (Table 4.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a carport in the required front yard area on a through lot.

Requested Waiver:

Section 4.1.7 (Table 4.A) - Minimum Depth of Front Yard (Audubon Street Side)

| | | |
|---------------|-----------------|----------------|
| Required: 20' | Provided: 0' 6" | Waiver: 19' 6" |
|---------------|-----------------|----------------|

ITEM 25 – Docket Number: 066-14

MDO

| | | |
|----------------------------|-----------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Villa St. Maurice, Inc. | |
| Property Location: | 500 St. Maurice Avenue | Zip: 70117 |
| Bounding Streets: | St. Maurice Ave., Chartres St., Tupelo St., & Douglas St. | |
| Zoning District: | RD-3 Two-Family Residential District | |
| Historic District: | Holy Cross | Planning District: 8 |
| Existing Use: | Home for the Aged (Vacant) | Square Number: 75 |
| Proposed Use: | Home for the Aged | Lot Number: S-5-A |

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), Article 15, Section 15.2.1 (Table 15.A), Article 15, Section 15.2.3, and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

☐

Request: To permit the construction of a home for the aged with insufficient minimum depth of front yard, excessive height, insufficient off-street parking, parking in the required front yard area, and insufficient off-street loading.

☐

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard (Chartres Street Side)

Required: 20' Provided: 18' 6" Waiver: 1' 6"

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard (Tupelo Street Side)

Required: 20' Provided: 18' 6" Waiver: 1' 6"

Section 4.6.7 (Table 4.F) – Maximum Height

Permitted: 40' Provided: 62' Waiver: 22'

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 54 Spaces Provided: 24 Spaces Waiver: 30 Spaces

Section 15.2.3 - Parking in the Required Front Yard Area

Permitted: 0 Spaces Provided: 18 Spaces Waiver: 18 Spaces

Section 15.3.1 (Table 15.G) – Off-Street Loading Regulations

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

ITEM 26 – Docket Number: 067-14

NJ

| | | |
|----------------------------|---------------------------------------------------------|-----------------------------|
| Applicant or Agent: | 6243 Memphis Street Property LLC | |
| Property Location: | 6245 Memphis Street | Zip: 70124 |
| Bounding Streets: | Harrison Ave., Memphis St., French St., & Gen. Diaz St. | |
| Zoning District: | LB-2 Lake Area Neighborhood Business District | |
| Historic District: | N/A | Planning District: 5 |
| Existing Use: | Veterinary Clinic | Square Number: 269 |
| Proposed Use: | Veterinary Clinic | Lot Number: S & T |

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit a renovation to an existing veterinary clinic with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

| | | |
|--------------------|--------------------------------|------------------|
| Required: 5 Spaces | Providing: 0 Additional Spaces | Waiver: 5 Spaces |
|--------------------|--------------------------------|------------------|

ITEM 27 – Docket Number: 068-14

VM

| | | |
|----------------------------|------------------------------------------------------------------|-----------------------------|
| Applicant or Agent: | Genzollo Whitley | |
| Property Location: | No Address Assigned Humanity Street | Zip: 70122 |
| Bounding Streets: | Humanity St., Elysian Fields Ave., Pleasure St., & Frenchman St. | |
| Zoning District: | RD-2 Two-Family Residential District | |
| Historic District: | N/A | Planning District: 6 |
| Existing Use: | Vacant Lot | Square Number: 2144 |
| Proposed Use: | Two-Family Residence | Lot Number: 7-A |

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot width and insufficient minimum depth of front yard.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family Dwelling)

| | | |
|---------------|---------------|------------|
| Required: 50' | Provided: 45' | Waiver: 5' |
|---------------|---------------|------------|

Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard

| | | |
|---------------|---------------|------------|
| Required: 20' | Provided: 14' | Waiver: 6' |
|---------------|---------------|------------|

ITEM 28 – Docket Number: 069-14

NJ

| | | |
|----------------------------|-------------------------------------------------------------|-----------------------------|
| Applicant or Agent: | 2200 Royal LLC | |
| Property Location: | 2200 Royal Street | Zip: 70117 |
| Bounding Streets: | Royal St., Elysian Fields Ave., Marigny St., & Chartres St. | |
| Zoning District: | HMC-2 Historic Marigny/Tremé Commercial District | |
| Historic District: | Faubourg Marigny | Planning District: 7 |
| Existing Use: | Office | Square Number: 152 |
| Proposed Use: | Restaurant | Lot Number: D-3 |

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: To permit a renovation to an office building into a restaurant with insufficient off-street parking and off-street loading.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

| | | |
|---------------------|---------------------|-------------------|
| Required: 14 Spaces | Providing: 0 Spaces | Waiver: 14 Spaces |
|---------------------|---------------------|-------------------|

Section 15.3.1 (Table 15.G) – Off-Street Loading

| | | |
|-------------------|---------------------|-----------------|
| Required: 1 Space | Providing: 0 Spaces | Waiver: 1 Space |
|-------------------|---------------------|-----------------|

ITEM 28 – Docket Number: 070-14

DIS

| | | |
|----------------------------|---------------------------------------------------|--------------------------------------------|
| Applicant or Agent: | Sean E. Vappie | |
| Property Location: | 6508-6510 Fleur De Lis Drive | Zip: 70124 |
| Bounding Streets: | Fleur de Lis Dr., Tacoma, Center, & Bellaire Dr. | |
| Zoning District: | LRS-1 Lakeview Single-Family Residential District | |
| Historic District: | N/A | Planning District: 5 |
| Existing Use: | Vacant Lot | Square Number: 03 |
| Proposed Use: | Single-Family Residence | Lot Number: 3 & 4 (Proposed 3-A) |

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is to in conjunction with Subdivision Docket 026/13 to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Area

| | | |
|-------------------------|---------------------------|-----------------------|
| Required: 5,000 sq. ft. | Provided: 4,350.8 sq. ft. | Waiver: 649.2 sq. ft. |
|-------------------------|---------------------------|-----------------------|

ITEM 29 – Docket Number: 071-14

DIS

| | | |
|----------------------------|----------------------------------------------------------|--------------------------------------------|
| Applicant or Agent: | Sean E. Vappie | |
| Property Location: | 6508-6510 Fleur De Lis Drive | Zip: 70124 |
| Bounding Streets: | Fleur de Lis Dr., Tacoma St., Center St., & Bellaire Dr. | |
| Zoning District: | LRS-1 Lakeview Single-Family Residential District | |
| Historic District: | N/A | Planning District: 5 |
| Existing Use: | Single-Family Residence (under construction) | Square Number: 03 |
| Proposed Use: | Single-Family Residence | Lot Number: 5 & 6 (Proposed 5-A) |

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is to in conjunction with Subdivision Docket 020/13 to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,350.8 sq. ft.

Waiver: 649.2 sq. ft.

E. Director of Safety and Permits Decision Appeals

None